

Minutes of the Ordinary Meeting of Gwinear-Gwithian Parish Council held on Monday 23rd October 2017 at the WI Hall, Connor Downs, TR27 5DT commencing at 7.00pm.

<u>Present</u>	Councillors	N Bawden T Homes R Norman M Roberts (Vice Chairman) M Smith (Vice Chairman)	A Burt Mrs S Negus L Pascoe S Rowe (Chairman)
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<u>Others present</u>	Mrs Vida Perrin, Clerk to the Council 6 members of the public
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1. Routine matters

- a) Safety Procedure – The Chairman advised of the fire exits, location of toilets and asked that mobile phones be switched to silent during the meeting. He stated questions through the Chair only.
- b) Apologies for absence were received and accepted from Cllrs Cupples, Lawrence & Tovey.
- c) To receive personal and prejudicial interests (including the details thereof) and preapproved dispensations in respect of any items on this Agenda. There were no preapproved dispensations in respect of any items on this Agenda.
 - i. *Cllr Pascoe declared that “In commenting on any item on this agenda I should make it clear that my comments are based on the information currently available and do not commit me to taking the same position when the matter is discussed at Cornwall Council and full information is available”.*
- d) Public Participation.
 - i. A member of public raised concern that the new kerb either side of the Ireland’s yard in Carnhell Green had not been dropped down enough for those with a disability to safely use.
 - ii. A member of public advised that residents could not park in Arundel Way now as this was going to become allocated to the properties there, he raised concern regarding the issue of parking.
 - iii. The clerk advised the meeting that a letter had been sent to the member of publics address outlining a response to the issues raised.
 - iv. The agent for the planning application under agenda item 3c spoke on their behalf advising that roof had to be raised by 600mm but the overall footprint had been reduced.

Cllr Homes arrived at this point

2. Minutes

- a) To confirm the Minutes of the Ordinary Meeting of the Parish Council held on 9th October 2017. Cllr Negus proposed the minutes be accepted as a true and accurate record of the meeting. Cllr Bawden seconded with all in favour and the proposal was RESOLVED.
- b) Business arising from the Minutes.
 - i. 27/031 (1di) The clerk gave an update advising that no letters had been found stating that CC had agreed to pay for the pathway. CC could not use dragons teeth on Cathebedron due to the width of the road and the depth of the rumble strips was due to residential properties in the vicinity, this had all been discussed prior to the works commencing at a public meeting. Works have been undertaken on Penhale Rd corner, white centre lines have been painted and these appear to be effective. On the build out on Station Rd council has agreed to monitor this before taking any further action.

3. To consider planning matters

- a) PA17/09144 [Outline planning permission with all matters reserved: One detached dormer bungalow - Land Adjacent 14 Horsepool Road Connor Downs Cornwall](#) Lynne Brittle *Planning Zone Councillors : Cllr Bawden (Lead) Cllr Lawrence (Support)* Cllr Bawden gave a brief report on the application and noted it was outline, proposing no objection to a property in principle but the council would need to see the detail regarding the size, height and distance from neighbours in the full application. Overlooking had been an issue with an application behind this site so this needs to be carefully thought through and the council would prefer to see 2 parking spaces due to the lack of off street parking within the village. The proposal was seconded by Cllr Smith with all in favour, the proposal was RESOLVED.
- b) PA17/09286 [Single storey and second storey rear extensions and general alterations - Anneth Lowen 39 Treeve Lane Connor Downs TR27 5DQ](#) Mr & Mrs Freestone *Planning Zone Councillors : Cllr Burt (Lead) Cllr Homes (Support)*. Cllr Burt proposed no objection, seconded by Cllr Homes with all in favour the proposal was RESOLVED.
- c) PA17/09462 [Variation of condition 2 in relation to decision notice PA17/02253 dated 17/05/2017: Reduction in footprint, minor amendment to elevations to improve window fenestration and increase of 600 mm in ridge height - Judges 1 Gwithian Towans Gwithian TR27 5BT](#) Mr Grahame Pettit

Planning Zone Councillors : Cllr Burt (Lead) Cllr Smith (Support). Cllr Burt advised it did not fall within the design guide zone but it was in a prominent position adjacent to the SSSI. A debate ensued regarding the main issue which was the overall height which would now stand at 7.5m. Cllr Smith proposed the council state that they appreciate the design but raise concerns regarding the overall height of the new development which is adjacent to a SSSI and in a sensitive landscape area so would therefore prefer a lower building, seconded by Cllr Bawden with 8 in favour and 1 abstention, the proposal was RESOLVED.

- d) PA17/07959 [Conversion of building, first floor extension to provide 8 apartments and associated works Treeve House Treeve Lane Connor Downs Hayle](#) Mr G Grist *Planning Zone Councillors Cllr Homes (Lead) Cllr Burt (Support).* As no new information had been provided, Cllr Homes proposed the council object to the application due to the following;
- i. The site is not in/adjacent to the settlement boundary so would not come under Policy 1 or 2 of the Neighbourhood Plan (NP) therefore should be viewed under policy 7 of the CLP.
 - ii. The additions mean an increase to the footprint of 40% and 7 new dwellings. There is no provision for affordable housing with the creation of 7 new dwellings there should be an element.
 - iii. access is a concern with no pedestrian path, school nearby as well as industrial area the addition of so many vehicles could be an issue. Highways have stated that more detail is required on the visibility splays. More detail is required on the potential for two way access, turning and passing, the access/egress would have to accommodate 16 cars plus visitors. The drive is 15 yards away from a 45° angle of the bend and 15 yards away from the Lello plant which has to turn towards Treeve House due to planning restrictions. There are also a number of pedestrians including school children that walk along Treeve Lane towards the school and there is no pedestrian refuge. Maen Karne also uses the lane.
 - iv. It is noted that the surface water discharge suggested would be held on site although within the application there is mention of a bonded surface, permeable would be more acceptable for surface water discharge.
 - v. The NP states there is a need for open space or contributions towards open space from development on the west side of Connor Downs under the Open Spaces Study.
 - vi. Connor Downs school is in the catchment of the development and as it provides 2 bedroom properties an education contribution should be sought. Policy 11 of the Neighbourhood Plan would apply as the site is within 800m of the school.
- e) PA17/09622 [Variation of condition 3 in relation to decision notice PA16/10505 dated 07/03/17: To allow the siting of 1 Regal Artisan Unit and 2 Shepherds Huts in lieu of the 2 Willerby Westport Units](#) Atlantic Coast Holiday Park, 53 Upton Towans, Hayle *Cllr Homes (Lead) Cllr Smith (Support).* Cllr Homes read out the condition to be varied and gave a brief report on the application proposing no objection with Cllr Norman seconding and all in favour the proposal was RESOLVED.
- f) Planning Correspondence
- i) to receive a list of planning notifications 09/10/17 to 16/10/17. Noted.
 - ii) to receive a list/updates on planning enforcements. None.
 - iii) PA17/04816 - [Residential development for 5 dwellings to include 3 affordable. - Land West Of Connorton Cottage Gwithian Road Connor Downs Cornwall TR27 5EA](#) Mr N Boys – correspondence from planning officer. Cllr Pascoe noted that viability was mentioned on an application in Halvasso and would arrange to meet the housing officer regarding this and the bedroom sizes/tenure of the units. It was agreed that a management plan for the wildlife habitat should also be agreed.
 - iv) PA17/00029/NDP St Erth Neighbourhood Plan. Noted.
 - v) APP/D0840/W/17/3183287 notice of planning appeal decision – PA17/04229 [Re-submission of Application PA16/09777 dated 23rd January 2017 for a replacement dwelling including the demolition of the existing dwelling and shed and the construction of a new house and shed. - 8 Gwithian Towans Gwithian Hayle Cornwall TR27 5BT](#) Mr & Mrs Joanna & Toby Springett. The meeting agreed that the Inspector be made aware that the NP has now been adopted.

4. Reports

- a) Verbal reports from Parish Councillors/representatives.
- i. Cllr Bawden advised that the RNLI had agreed to host a defib at Gwithian Towans but noted it is a long way from Godrevy, clerk to investigate if there are any defibs at Godrevy.
 - ii. Cllr Pascoe asked that the council consider dragons teeth from Connor Downs down to Roseworthy as the next issue for streetscape and contact Riviera Produce regarding articulated vehicles speeding through Roseworthy and keeping to their own side of the road. The meeting agreed.
 - iii. Cllr Homes advised that an informal meeting had been held at ESPF regarding possible projects and a survey would be sent through the village. The ESPF working group would report back in the new year.

- b) Written reports from Parish Councillors/representatives
 - i) Projects update. Noted.
 - ii) Parish Office / Parish Hall – update. Cllr Rowe to check scale.
 - iii) Boundary review update. The Boundary Review working group gave an update advising that a meeting may be arranged within the CNA.
 - iv) Streetscape – Cormac update.
 - a) The police were investigating the parking of vehicles on the new footway from Carnhell Rd to Station Rd as well as speaking to SEF regarding the tractor incident coming out of Station Rd.
 - b) CC had advised that the chicane should be completed before Christmas although final dates were still to be resolved.
 - c) CC is looking at reducing the white hatching at Horsepool to the new build out.

5. Other matters requiring decisions of the Council

- a) Tree risk assessment. After a heated debate the meeting agreed to gather quotes for assessment and to seek advice on how often checks should be carried out.
- b) Cemetery / Headstone/Memorial risk assessment. A debate ensued with Cllr Smith feeling it was a good idea to have licenses for memorials and Cllr Rowe stating that other sites only use ring beams. The meeting agreed to gather quotes for assessment.
- c) To consider information regarding the boundary to ESPF. Cllr Pascoe proposed the council write to the resident regarding the new information, seconded by Cllr Negus with 8 in favour and 1 against, the proposal was RESOLVED.
- d) To sign the new lease for the Parish Office at Bosprowal Farm Business Units. Cllr Pascoe proposed the new lease be signed, seconded by Cllr Negus with all in favour. The proposal was RESOLVED.
- e) To consider applying for a Post Office cheque guarantee card for purchases of stamps. Cllr Negus proposed the council apply, seconded by Cllr Smith with all in favour the proposal was RESOLVED.
- f) To discuss a request regarding community right to bid. The item was deferred to allow the clerk to investigate CAMRA.
- g) To elect, as considered necessary, appointment of members. The following were elected;
 - Cllr Lawrence – ESPF working group
 - Cllr Burt – Towans Partnership
 - Cllr Norman - PTR
- h) To consider a request for a mirror on Gwinear Lane. After a discussion Cllr Rowe agreed to approach the landowner, with the clerk to contact CC Highways and seek quotations before council discuss further.
- i) To consider Community Heartbeat Trust (CHT) adoption of Fraddam Kiosk. Cllr Negus proposed the agreement with CHT be agreed, seconded by Cllr Norman with 8 in favour and 1 abstention, the proposal was RESOLVED.
- j) To approve the Gwithian Green Work Programme and Management Plan 2017-8. Cllr Negus proposed the council approve the documents and thank the GGAG for producing them, seconded by Cllr Norman with all in favour the proposal was RESOLVED.
- k) To receive suggestions reference parking on Mutton Hill.
 - i. Cllr Pascoe advised that Highways had sent him some ideas which had been passed on to the residents on Mutton Hill and the school for comment.
 - ii. A member of the public advised that other schools had adopted a drop off only policy and this had been successful.
 - iii. A member of the public noted the police had promised to monitor but had not been seen since the meeting.
 - iv. The meeting agreed to forward the comments to CC Highways for further discussion.

6. Late or urgent items not on the agenda

Cllr Pascoe agreed to present the wreath for Gwinear and Cllr Burt for Gwithian at the remembrance services on behalf of the council.

7. Agenda items for future meetings

- a) Raised in public participation. None.
- b) Raised by members. None.
- c) Late items notified to the Clerk. None.

The Chairman closed the meeting at 9.03pm.